



CITY OF MANCHESTER  
ZONING BOARD ADJUSTMENT  
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**Date: April 7, 2006**

**DECISIONS FROM THE APRIL 6, 2006 ZONING BOARD OF ADJUSTMENT PUBLIC  
HEARING AND BUSINESS MEETING**

**PUBLIC HEARING**

**CONTINUED FROM THE MARCH 2, 2006 PUBLIC HEARING**

Case #32-ZO-2006 – **401-421 Eve St.** (consolidate tracts and build a 6-unit, single-family attached townhouse building on an unimproved, unaccepted way) **Denied**

Case #34-ZO-2006 – **441 Eve St.** (consolidate adjacent tracts and create a buildable lot for a single family dwelling on an unimproved unaccepted way) **Granted**

**NEW APPEALS**

1. Case #27-ZO-2006 – Georgiann E. Boisvert (Agent) proposes to build an 8' x 28' two-story addition and seeks **variances** from Section 6.07 (2 counts) side yard setbacks and 11.04 (B) Expansion of non-conforming use, as per plans submitted January 19, 2006 at **390-392 Blodget St. - Granted**
2. Case #28-ZO-2006 – Attorney Roy Tilsley (Agent) proposes to consolidate lots and maintain an additional dwelling unit in carriage house, also pave additional parking spaces in side yard and seeks **variances** from Section 5.10(A)6 Multifamily, 6.07 Rear yard setback, 10.09 (B) Parking setbacks of the Z. O., as per plans submitted February 1, 2006 at **1 Oak St. - Granted**
3. Case #38-ZO-2006 – Russ Seward (Agent) proposes to maintain a 23' x 35' two-story addition with one-stall garage and seeks **variances** from Section 6.07 side yard setback and 10.09 (B) parking setbacks of the Z.O., as per plans submitted February 8, 2006 at **263 Fremont St. – Granted**

4. Case #39-ZO-2006 – George Manthorn (Agent) proposes to merge lots and subdivide into two lots; on lot 34A, maintain a 2-family dwelling; on lot 34A-1 build a 2-family dwelling and seeks **variances** from Sections 5.10 (A) Detached garage, 6.07 lot area, front, width, side and rear yard setbacks (lot 34A-1) of the Z.O., as per plans submitted February 17, 2006 at **117 Youville St. - Granted**
5. Case #40-ZO-2006 – Hugh Smith (Trustee) proposes to build a 4-unit attached townhouse dwellings and seeks **variances** from Section 5.10(A)2 Single-family attached dwellings, 8.22 (B) fences and 10.07 (G) parking landscaping of the Z.O., as per plans submitted February 17, 2006 at **635 Hevey St. - Granted**
6. Case #41-ZO-2006 – David Flurey (Owner) proposes to build a 34' x 42' second story addition for added living space and a 6' x 32' farmer's porch, maintain existing rear deck and parking and seeks **variances** from Section 6.07 side yard setback and 10.09 B parking setbacks of the Z.O., as per plans submitted February 24, 2006 at **209 Arah St. – Addition is approved; parking to conform.**
7. Case #42-ZO-2006 – Edward Delaney (Owner) proposes to build an 18' x 29' addition for added living space and seeks **variances** from Section 6.07 side yard setback and 8.24 (A) 2 Accessory structures of the Z.O., as per plans submitted February 24, 2006 at **298 Elgin Ave. Granted**
8. Case #43-ZO-2006 – Robert Pearce (Agent) proposes to erect three mounted antennas and equipment shelter with two HVAC Units (on rooftop) & two sets of stairs) and seeks **variances** from Section 5.10 (E) 8 use and 6.07 height in feet of the Z.O., as per plans submitted February 22, 2006 at **80 Varney St. - Granted**
9. Case #44-ZO-2006 – William J. McDonough, III (Owner) proposes to maintain 4<sup>th</sup> dwelling unit and parking and seeks a **special exception** from Section 11.04 (E) Expansion/Changes in a non-conforming use and **variances** from Sections 6.07 floor area ratio, 10.06 (A) parking layout, 10.08 (C) driveway width and 10.09 B parking setbacks of the Z.O., as per plans submitted March 6, 2006 at **243 Belmont St. – Fourth Dwelling Unit was Granted; Parking was denied.**
10. Case #45-ZO-2006 – Chris Davies (Agent) proposes to demolish rectory and garage and build a 4-story building for multi-family housing, in existing church, convert 1<sup>st</sup> floor to retail space and lower level to office space/social services use and seeks **variances** from Section 5.10 (A) 6 Multifamily use, 8.24 (B) Accessory Structures, 10.07 (J) loading location, 10.07 (G) landscaping of parking area, as per plans submitted March 13, 2006 at **161 So. Beech St. - Granted**
11. Case #46-ZO-2006 – Bridget Gray (Owner) proposes to build a 28' rear shed dormer and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted March 3, 2006 at **221 Fremont St. - Granted**

12. Case #47-ZO-2006 – Brian Tucker (Owner) proposes to rebuild an 18.7' x 29', 1-stall garage and provide one-parking space in front of garage, maintain 34' curb cut and maintain 12' x 17' open deck and seeks **variances** from Section 6.07 rear yard setback, 10.09 (B) parking setbacks and 10.08 (C) driveway width of the Z.O., as per plans submitted March 7, 2006 at **311 Shasta St. - Granted**
13. Case #48-ZO-2006 – Robert Bennett (Agent) proposes to consolidate lots and build a six-unit townhouse building with 2-car garage under per unit and seeks a **variance** from Section 5.10 (A) 2 use of the Z. O., as per plans submitted March 8, 2006 at **3 So. Maple St. Denied**
14. Case #49-ZO-2006 – William Oxley (Owner) proposes to build a 16' x 20' two-story addition with basement for added living space and seeks **variances** from Sections 11.04 Expansion of area of non-conforming use, 6.07 rear yard and 10.07 (E) paved parking and 8.24 (A)2 Accessory Structure of the Z.O., as per plans submitted March 2, 2006 at **274 Beaver St. - Denied**
15. Case #50-ZO-2006 – Attorney Gregory Michael (Agent) **appeals the decision of the Building Department** to require the merger of two lots based on the requirements of Article 11 of the Zoning Ordinance, per appeal filed on March 20, 2006 at **384 Young St. Denied**
16. Case #51-ZO-2006 – Christine Brown (Agent) proposes to operate a day care in basement of existing single-family home and seeks a **special exception** from Section 5.11 (L) 6 Child care within a dwelling and **variances** from Sections 8.24 (A) Accessory structure and 10.09 (B) parking setbacks of the Z.O., as per plans submitted March 13, 2006 at **30 Woodbine Ave. - Granted**
17. Case #52-ZO-2006 – John Ragonese (Owner) proposes to add equipment to roof area of convenience store proposed under **variance** Case #18-ZO-2005 and seeks a **variance** from Section 6.08 (B) 10 screening/buffers of the Z.O., as per plans submitted March 10, 2006 at **425-431 Lake Ave. - Denied**
18. Case #53-ZO-2006 – Richard Danais (Agent) proposes to occupy 3,500-sq. ft. for adult daycare and 8,400-sq. ft. for outpatient rehab and medical services and seeks **variances** from Section 5.10 H-2 (1) Offices- patient care and 5.10 (J) 7 Day care- adult of the Z.O., as per plans submitted March 22, 2006 at **1070 Holt Ave. – Granted**
19. Case #54-ZO-2006 – Diane Godbout (Owner) proposes to build a 20' x 38' addition for 2-stall garage with family room above; also build a 6' x 17'-9" and 6' x 22'-3" addition for master bedroom and farmer's porch and maintain in-ground pool and garage/shed and seeks **variances** from Section 6.07 (3 counts) side yard setbacks (2), lot coverage and 8.24 (A) 3 Accessory Structures of the Z.O., as per plans submitted March 15, 2006 at **1056 So. Mammoth Rd. - Granted**

20. Case #55-ZO-2006 – Scott Reynolds (Owner) proposes to build a 14' x 20' addition for family room and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted March 16, 2006 at **1040 So. Mammoth Rd. - Granted**

### **BUSINESS MEETING**

#### **Request for Rehearings:**

Case #15-ZO-2006 – **7 & 9 Foster Ave.** (EW to waive parking setbacks) **Denied**

Case #16-ZO-2006 – **7 & 9 Foster Ave.** (var. to maintain non-conforming parking spaces, two sheds) **Denied**

Case #29-ZO-2006 – **447 Mast Rd.** (build a 2-story addition for 3-stall garage with additional dwelling unit above) **Granted**

#### **Subsequent Applications:**

Case #58-ZO-2006 – **265 Kimball St.** (demolish existing structure and build a 2-family dwelling) **Granted**

Case #63-ZO-2006 – **715 Massabesic St.** (consolidate lots of record in order to build 3 buildings of attached dwelling units (overall total 14 units)) **Granted**

Anyone aggrieved by the decision of the Board has 30 days to file a Motion for Rehearing.